

# St Pauls Church Redevelopment – 461 Chapel Rd, Bankstown

Engagement Outcomes Report

Client: Sustainable Development Group

Date: 04 April 2025

L.10 COLLECTIVE

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## Acknowledgment of Country

*We acknowledge the Traditional Custodians of the lands where we work and the places in which we live. We celebrate the First Peoples' unique cultural and spiritual relationship to Country, and their rich contribution to Australia. We pay respect to Ancestors and Elders past, present and future.*

	<b>Name</b>	<b>Date</b>	<b>Signature</b>
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# 1 Introduction

This Engagement Outcomes Report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Anglican Church Property Trust Diocese of Sydney under Sydney Anglican Property (SAP) in support of a State Significant Development Application (SSDA) (SSD-79709963) for a mixed-use development, comprising social and affordable housing at 459-461 Chapel Road, Bankstown (the site).

## 1.1 Project Background

SAP was formed on 1 January 2024 to provide a unified, co-ordinated approach to all diocesan property matters. A key objective of SAP is to put the Sydney Anglican Diocese's property on mission by delivering high-quality projects that provide much-needed community infrastructure, including upgraded ministry facilities, affordable housing and childcare. As part of this mission, SAP, in partnership with Anglicare, is working with the Government to deliver a 23 storey 100% social and affordable housing development on its landholdings in the Bankstown City Centre. The affordable housing will be accompanied by community and renewed ministry facilities, childcare and retail and commercial uses within the podium.

## 1.2 The Site

The site is located at 459-461 Chapel Road, Bankstown within the Canterbury-Bankstown Local Government Area (LGA). It is located 500m of the Bankstown Station and City Centre and as such, is located within the Bankstown TOD Accelerated Precinct. The site comprises three allotments, which are all owned by the Anglican Church Property Trust Diocese of Sydney and are legally described as Lots 26A, 27A and 28A in DP7058. Combined, the site has an approximate area of 2,179m<sup>2</sup>. It is located on a corner and has a street frontage of 52m to French Avenue to the north and 43m to Chapel Road to the west.

The site currently comprises an existing 350 capacity church building, known as Saint Paul's Anglican Church, as well as an associated ministry building and an additional building containing a range of community uses.

**Figure 1** below provides an aerial map of the site.



**Figure 1 Site Aerial**

## 1.3 The Proposed Development

This SSDA seeks approval for a new mixed-use affordable housing development. Specifically, the proposed development will comprise the following scope of works:

- Site preparation and excavation works, including demolition of all structures on the site.
- Construction of a new mixed-use 23 storey building, comprising the following:
  - Ground level retail and Level 1 commercial floor space located on the corner of Chapel Road and French Avenue.
  - 2 storey dual use community facility and place of public worship.
  - A childcare centre with outdoor open space, which will be shared with the community facility and place of public worship after hours and on weekends.
  - Approximately 186 dwellings from Level 2 and above, which will be used for the purpose of affordable housing, with the exception of one four-bedroom dwelling located on Level 2, which will be allocated to the church and therefore, is proposed to be ancillary to the place of public worship.
  - One storey basement, comprising approximately carparking spaces, plant and loading facilities, which will be accessed via French Avenue. An at-grade shared carpark will be provided along the eastern boundary.
  - Associated landscaping and public domain works.
  - Extension and augmentation of physical infrastructure and utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning and the Architectural Drawings prepared by Plus.

## 1.4 Relevant SEARs

This Engagement Outcomes Report addresses the following relevant Secretary’s Environmental Assessment Requirements (SEARs) set out in the table below.

**Table 1 SEARs Compliance Table**

SEAR 4. Engagement	Location
<p><i>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</i></p> <p><i>If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</i></p>	See this Engagement Outcomes Report

## 1.5 About this report

This report provides a summary of the consultation process undertaken for the proposed redevelopment of St Paul’s Anglican Church, located at 459-461 Chapel Road, Bankstown. L10 Collective was engaged to lead the community engagement and consultation process, ensuring compliance with NSW Government’s Engagement Guidelines for State Significant Projects. This report documents the consultation activities conducted, feedback received, and how this input has influenced project development.

## 2 Engagement approach and outcomes

The consultation process was designed to be transparent, inclusive, and responsive to stakeholder concerns. The engagement process was conducted in three phases:

1. Stakeholder mapping and strategy development (February 2025)
2. Community consultation and key meetings (February - March 2025)
3. Reporting and SSDA submission (March 2025).

It included:

- Stakeholder mapping to identify key groups, including local government, agencies and utilities, community organisations, nearby residents, and business owners
- Approaches to agencies, authorities and utilities.
- Direct notification engagement through letterbox drops and emails
- Offers of briefings to neighbours
- A meeting with the church community
- Feedback collection via emails, and verbal discussions.

The level of engagement to develop this application is proportionate with the scale and impact of the proposed works and consistent with the Undertaking Engagement Guidelines for State Significant Projects.

### 2.1 How we notified stakeholders

Between 3 and 17 March, a range of engagement activities were undertaken to inform property owners, managing agents, and key stakeholders about the consultation process and the offer of a meeting.

- On 3 March, letters were delivered to the mailboxes of Owners Corporations and Secretaries at several residential and commercial properties, including:
  - 75 Rickard Road
  - 443 Chapel Road
  - 14 French Avenue
  - 10-12 French Avenue
  - the Old Saigon Complex (where the letter was hand-delivered to the management office)
- On 4 March, a letter was sent directly to the owner of 457 Chapel Road.
- Further outreach included:
  - an email to the managing agent of 14 French Avenue on 6 March with follow-up emails sent on 13 and 17 March, respectively. The managing agent replied that the Owners Corporation of 14 French Avenue declined the offer of a briefing.

- an email to NSW TAFE Bankstown Campus on 7 March, with follow-up emails sent on 13 and 17 March, respectively. As of 25 March, TAFE has not responded to the request for a meeting.
- On 17 March, flyers were delivered to letterboxes across several locations, including all mailboxes in 443 Chapel Road, 14 French Avenue, 10-12 French Avenue, 11 French Avenue, 15 French Avenue and 463 Chapel Road.
- On 17 March, a flyer was hand delivered to the management office the Old Saigon complex.

## 2.2 Stakeholders we engaged

After extensive efforts to notify and advise neighbours of consultation process the following stakeholders took up the opportunity to provide feedback.

No.	Date	Meeting	Attendees	Purpose / Key Outcomes
<b>Agencies authorities and utilities</b>				
1.		Department of Planning, Housing and Infrastructure	DPHI representatives, applicant team (architects, planners)	TOD requirements discussed.
2.	19 February 2025	Pre-lodgement Meeting with Canterbury-Bankstown Council	Council planning staff, applicant team (architects, planners)	Discussed planning controls, building scale, heritage retention, community facilities, access and public domain interface.
3	3 March 2025	Ausgrid Design Services Coordination (via email)	Ausgrid representatives, project design team	Confirmed substation requirements, access, and early coordination to meet Ausgrid's design standards.
4.	12 March 2025	State Design Review Panel	Panel members, DPHI representatives, applicant team (architects, planners)	Key matters related to Connecting with Country, ground plane and landscape, architecture, sustainability and climate change.
<b>Community stakeholders</b>				
5	21 January 2025	Designing with Country	First Nations stakeholders: Uncle Harry Allie, Aunty Lyn Martin and Aunty Leona Charles, applicant team, cultural design consultants - Arcadia, Plus Architecture	Initiated process to engage First Nations advisors and embed cultural knowledge in site-responsive design.
6	17 March	Immediate neighbours	Owners of 457 Chapel Rd, L10 collective Applicant representative	Outline the proposal and seek initial feedback.
7	24 March	Email query	Resident of 443 Chapel Rd	Query in relation to amenity impacts, solar access, privacy and overlooking.

8	30 March 2025	Church User Groups	Church user groups, applicant team	Outline the proposal.
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## 2.3 What we heard - issues raised though consultation

### State Design Review Panel

In the March meeting with the SDRP the following matters were raised:

Matters raised	Proponent response
Continue to develop the Connecting with Country strategy and show how it informs architecture and landscape design.	<ul style="list-style-type: none"> <li>• Please refer to the Design Review Report for a detailed response to all matters raised.</li> <li>• Key changes in the design include: <ul style="list-style-type: none"> <li>· improvements to the scale, layout and size of the building entrance forecourt</li> <li>· landscaping enhancements</li> <li>· the addition of a colonnade to the west podium façade at street level to improve engagement with the street</li> <li>· decreasing the amount of clear glazing to the north and west facing apartments to reduce solar load</li> <li>· ensuring multipurpose spaces can flexibly respond to both church and community user needs.</li> </ul> </li> </ul>
Provide more generous space to Chapel Road frontage to reinforce civic role and enable community gathering (e.g. colonnade).	
Identify DDA parking, drop-off/pick-up, bicycle and church vehicle (e.g. wedding cars, hearse) access.	
Demonstrate compliance of early learning centre's external areas with NSW guidelines.	
Ensure public domain design balances intuitive access, movement, landscape and activation.	
Set back retail to support outdoor dining and integrate weather protection (e.g. canopy or colonnade).	
Increase activation on French Avenue by rationalising services and waste.	
Maximise deep soil areas and exceed green cover targets for healthy Country outcomes Provide detail on planters (soil depth, irrigation, species, maintenance). Include landscape section drawings to show how zones support circulation, soil, drainage, and access.	
Demonstrate year-round comfort of terraces and add planting in underutilised areas.	
Articulate roof form to enhance urban presence; consider modulating height to highlight NW tower.	
Improve privacy of residential entry from street and nearby uses.	
Further develop façade to optimise solar access and ventilation, especially in NW apartment.	

Consider exceeding ADG minimums; add sun-shading, particularly on west-facing façade. Review feature façade (cross) to avoid reduced solar performance.	
Confirm dimensions and potential uses of multipurpose spaces; explore community program support. Clarify operating hours of multipurpose spaces and manage potential impacts on adjoining uses.	
Use durable, low-maintenance materials with integral colours/textures.	
Clearly identify sustainability initiatives including building operation and landscape. Show how project aligns with NSW Net Zero 2050 goals (refer to Net Zero Plan Stage 1: 2020–2030).	
Ensure heat island mitigation and climate resilience from Day 1.	

#### Department of Planning, Housing and Infrastructure

As part of the ongoing engagement, a series of meetings have been held with key teams within the Department of Planning, Housing and Infrastructure (DPHI), including:

- Concierge team – 8 Meetings
- Transit-Oriented Development (TOD) Team – 2 meetings

Matters raised	Proponent response
TOD description.	<ul style="list-style-type: none"> <li>• TOD description is incorporated across all documentation.</li> </ul>
TOD objectives and requirements	<ul style="list-style-type: none"> <li>• The proposal supports TOD objectives as outlined in Planning Report.</li> </ul>

#### City of Canterbury Bankstown

In the February meeting with council representatives the following matters were raised:

Matters raised	Proponent response
The need to confirm public access to community facility under CBLEP 6.41(4) for bonus height/FSR. Indoor recreation function must align with Council's DCP and Master Plan vision.	<ul style="list-style-type: none"> <li>• Auditoriums and meeting rooms will be available for community use when not being used for church purposes. The church will be the operator of these spaces and will facilitate community access through casual hire and long-term use agreements.</li> </ul>
Waste collection design must accommodate Council's HRV vehicles.	<ul style="list-style-type: none"> <li>• Swept paths and height clearances, and waste room positioning have been designed to enable vehicles to readily service the new building. This includes sufficient clearances for HRV vehicles.</li> </ul>

<p>A higher proportion of 3-bedroom apartments is needed to support families.</p>	<ul style="list-style-type: none"> <li>• Of the 186 dwellings: <ul style="list-style-type: none"> <li>· 41 studio apartments</li> <li>· 144 1-bedroom apartments</li> <li>· one 4-bedroom dwelling for the Minister.</li> </ul> </li> <li>• The dwelling mix is based on: <ul style="list-style-type: none"> <li>· our knowledge of the waiting list, area demographics and what has been found to be a workable mix in other Anglicare housing developments</li> <li>· meeting the needs of the target cohort which is older people and particularly older women.</li> </ul> </li> </ul>
<p>Design must reflect heritage elements of the existing church (e.g., stained glass, bricks).</p>	<ul style="list-style-type: none"> <li>• The design integrates symbolic references to the church heritage including the window form</li> <li>• Detailed design will include the reuse and incorporation of elements from the existing church</li> </ul>
<p>Outdoor spaces and landscaping, including:</p> <ul style="list-style-type: none"> <li>• capacity of the plaza space to accommodate church spill-out and gathering.</li> <li>• tree retention</li> <li>• streetscape character</li> </ul>	<ul style="list-style-type: none"> <li>• The plaza space is proportionate to the number of people using the church facilities at any one time.</li> <li>• There is also ample provision for gathering inside the building with 160 m2 of internal foyer space.</li> <li>• The design incorporates a podium to provide a sense of human scale at the streets level.</li> <li>• Some trees will be removed to enable construction with existing trees to be retained where possible.</li> <li>• The landscape plan provides for significant planting at ground level.</li> </ul>
<p>Shadow and solar access for communal and childcare open spaces.</p>	<ul style="list-style-type: none"> <li>• Solar access is consistent with the requirements of all relevant guidelines.</li> <li>• See the Design Review Report for additional detail on solar access.</li> </ul>
<p>Any overreliance on applied finishes is not supported due to maintenance concerns.</p>	<ul style="list-style-type: none"> <li>• The materials strategy has been revised to incorporate durable, low-maintenance finishes.</li> <li>• The podium structure features durable brick like treatment.</li> </ul>

## Ausgrid

In the discussions with Ausgrid around the design services offer the following matters were noted.

Matters raised	Proponent response
The Ausgrid connection requires two kiosk substations:	<ul style="list-style-type: none"><li>• These have been located inside the north site boundary.</li><li>• RFC certification is required before proceeding.</li></ul>

## First Nations stakeholders

In the Designing with Country session First Nations stakeholders noted the following:

Matters raised	Proponent response
Incorporate insights from local Aboriginal Elders including heritage values and lived experience	<ul style="list-style-type: none"><li>• The design team has integrated cultural narrative and site memory into built form, landscape and material palette.</li><li>• First Nations people's spiritual connections to Country and culture are acknowledged through design and interpretation.</li><li>• For further details please see:<ul style="list-style-type: none"><li>· See Artefact Heritage Designing with Country Report</li><li>· Design Review Report.</li></ul></li></ul>

## Church community

A development update was provided to the church community on 30 March. The meeting was private, and meeting outcomes cannot be disclosed.

## Neighbouring landowner

Members of the planning team met with the owners of a neighboring building on 17 March. The following matters were noted.

Matters raised	Proponent response
Neighboring development on the church site should not impact upon the achievable FSR for their property	<ul style="list-style-type: none"><li>• The design for 461 Chapel Rd has been developed with due regard to separation, setback, solar access requirements for neighboring properties.</li><li>• Achievable FSR on neighboring property is primarily determined by constraints related to the size, site characteristics and position of the property itself. Please refer to the EIS and Architectural Design Report.</li></ul>

Community and affordable housing are needed in Bankstown	<ul style="list-style-type: none"> <li>The proposal is for 185 community affordable dwellings managed by a highly regarded community housing provider.</li> </ul>
Opportunities to amalgamate the sites	<ul style="list-style-type: none"> <li>This application is for development of the church site to deliver much needed community housing within the Bankstown LGA.</li> </ul>
Any support will be conditional upon receipt and review of the Church's plans and analysis of our site to ensure the potential GFA for the property can be achieved.	<ul style="list-style-type: none"> <li>All detailed documentation will be available throughout the statutory exhibition period.</li> <li>Members of our planning and design team will be available to present the scheme to the owners of this property and their consultants following lodgment.</li> </ul>
No notification, engagement or discussion from St Paul's prior to lodging the SEARS	<ul style="list-style-type: none"> <li>It is acknowledged the church and the owner of the neighboring property had exploratory discussions over 5 years ago. Following these initial discussions there was no further progression of this matter.</li> <li>The SEARS themselves set out the requirements to engage upon the proposal and trigger pre-lodgment consultation. The meeting with the owner occurred as part of pre-lodgment consultation.</li> </ul>

### Resident of 443 Chapel Rd

Following the distribution of the information flyer a resident of 443 Chapel Rd contacted the project team and raised the following matters.

Matters raised	Proponent response
A request for more detailed information on design, overshadowing, traffic and parking	<ul style="list-style-type: none"> <li>This will be provided in the exhibition documentation.</li> <li>The key issues raised by the stakeholder relevant to these topics are addressed below.</li> </ul>
Privacy Loss: The building's proximity and height may allow direct sightlines to neighboring apartments. Consideration should be given to design measures (e.g., frosted windows, screening, or adjusted layouts) to protect residents' privacy.	<ul style="list-style-type: none"> <li>The proposal is consistent with design guidelines, minimum setbacks and requirements for overlooking.</li> </ul>
Solar Access Reduction: The building structure could significantly block sunlight to neighboring apartments and communal areas, affecting livability and energy costs. Shadow studies are needed to confirm minimal disruption to existing residences.	<ul style="list-style-type: none"> <li>The proposal is consistent with the LEP.</li> <li>The proposal is consistent with design guidelines and requirements for overshadowing.</li> </ul>
Traffic and access: Management of:	<ul style="list-style-type: none"> <li>Refer to Transport Impact Assessment.</li> </ul>

<ul style="list-style-type: none"> <li>• increased traffic flows</li> <li>• pedestrian safety</li> <li>• parking availability.</li> </ul>	<ul style="list-style-type: none"> <li>• Parking will be provided at required minimums and consistent with relevant guidelines and codes.</li> <li>• The site is a Transport Oriented Development (TOD) near bus and future metro services. It is also an easy walk to major retail and community amenities.</li> <li>• Community and affordable housing residents typically have lower levels of car ownership than residents in market-based housing.</li> </ul>
<p>Details of construction timelines and proposed hours of work.</p>	<ul style="list-style-type: none"> <li>• It is recognised that any potential construction will be occurring close to neighboring residences. We will work with the building contractor to look at ways to minimise the impacts of construction activities.</li> <li>• Subject to determination the proposed hours of works will be conditioned as part of the consent. It is anticipated that construction hours will be consistent with those City of Canterbury Bankstown has for building within the CBD.</li> </ul>

## 3 Conclusion

The consultation process has been constructive and informative, providing valuable insights that have shaped the final proposal.

The project team has taken feedback on board, and considered the issues raised within the design and planning for the project proposal. In particular, the project team has:

- Improved the building entrance forecourt
- Added a colonnade to the west podium façade at street level to improve engagement with the street
- Decreased the amount of clear glazing to the north and west facing apartments to reduce solar load
- Reaffirmed the proposal's consistency with:
  - Bankstown TOD Accelerated Precinct objectives
  - NSW Apartment Design Guide
  - NSW Childcare Centre Guideline
  - Bankstown City Centre Master Plan.

Community feedback has been incorporated where possible, ensuring that the project balances housing needs, community benefits, and urban integration.

### 3.1 Ongoing engagement and next steps

The proponent is committed to ongoing engagement throughout the SSDA process. Key next steps include:

- Submission of the SSDA, incorporating community feedback.
- The Department of Planning, Housing and Infrastructure will place documentation on exhibition for public and agency comment.
- Preparation of response to submissions report following exhibition
- Continued briefings/liaison with key stakeholders where requested.
- Development of a process to manage ongoing communication with neighbours during construction.